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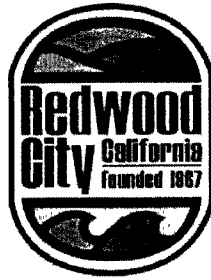
# Notice of Preparation & Initial Study

October 2010

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SALTWORKS PROJECT

Planning, Housing and Economic  
Development Department  
1017 Middlefield Road  
PO Box 391  
Redwood City, CA 94064



Phone (650) 780-7234  
Fax (650) 780-0128  
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October 12, 2010

To: Responsible Agencies, Trustee Agencies, and Interested Parties

Re: SALTWORKS PROJECT

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND  
NOTICE OF PUBLIC SCOPING MEETINGS**

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) and a Notice of Public Scoping Meetings for the Saltworks Project, described below, has been issued by the Redwood City Planning, Housing and Economic Development Department. The NOP is either attached or is available at the City of Redwood City's website: [www.RedwoodCity/Saltworks.org](http://www.RedwoodCity/Saltworks.org), and upon request from Blake Lyon, who may be reached at (650) 780-5934, [BLyon@redwoodcity.org](mailto:BLyon@redwoodcity.org), or by mail at the above address. This notice is being sent to you, because you have been identified as potentially having an interest in the proposed Project or the Project area.

The NOP is based on the description of the proposed Project included in the May 2009 application to the Redwood City Planning, Housing and Economic Development Department submitted by DMB Redwood City Saltworks. The application materials submitted to the City request a General Plan Amendment and Rezoning for a Mixed-use Project consisting of 8,000-12,000 residential dwelling units of various densities, up to 1 million square feet of office space, and 140,000 square feet of commercial space. The Project design would include a variety of community facilities including up to five schools, a library, a 4-H Club, educational and research centers, a public facilities plant, a fire station, a place of worship, a bayside park, sports fields, extension of the Bay Trail, and restoration of approximately 436 acres of tidal marsh.

The City of Redwood City, the Lead Agency under CEQA, has determined that this Project may have a significant effect on the environment and that an EIR must be prepared. The purpose of the EIR is to provide information about potentially significant adverse environmental effects of the proposed Project, to identify reasonable and feasible methods to minimize potentially significant adverse effects, and to describe and analyze feasible alternatives to the proposed Project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the proposed Project. However, prior to making any such decision, the City must review and consider the information contained in the EIR.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the proper scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed Project.

October 12, 2010

Page 2

Your agency may need to use the EIR when considering a permit or other approval for this Project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed Project, please contact Blake Lyon at (650) 780-5934. [BLyon@redwoodcity.org](mailto:BLyon@redwoodcity.org).

The Redwood City Planning, Housing and Economic Development Department will hold a series of public scoping meetings at the locations, dates, and times listed below. The purpose of the meetings will be to receive comments that will assist the environmental impact analysis and information to be contained in the EIR. For your concerns to be fully considered throughout the environmental review process, they must be received by February 28, 2011. Written comments may be submitted by mail to:

Redwood City Planning, Housing and Economic Development Department  
Attn: Blake Lyon, Senior Planner  
Saltworks Project Scoping Comments  
1017 Middlefield Road  
Redwood City, CA 94063.

They also may be submitted by fax to (650) 780-0128, or sent by email to [BLyon@redwoodcity.org](mailto:BLyon@redwoodcity.org).

Public Scoping Meetings scheduled for the Saltworks Project include:

**DATE: Tuesday, October 19, 2010, 7:00 pm**

Scoping Meeting before the Planning Commission  
Oral testimony and written comments will be taken  
Redwood City - City Hall  
1017 Middlefield Road, Redwood City, CA

**DATE: Saturday, November 6, 2010, 9:00 am to 1:00 pm**

Informational Scoping Meeting focused on Land Use and Housing  
Written comments will be taken  
Veterans Memorial Senior Center  
1455 Madison Avenue, Redwood City, CA

**DATE: Tuesday, November 30, 2010, 6:30 to 9:00 pm**

Informational Scoping Meeting on Water Supply, Wastewater, and Flooding  
Written comments will be taken  
Sandpiper Community Center  
797 Redwood Shores Parkway, Redwood City, CA

Additional informational scoping meetings may be held in early 2011.

Signed: \_\_\_\_\_



Date: \_\_\_\_\_

10/7/10

*An Equal Opportunity / Equal Access Program dedicated to opening the doors of equal opportunity to all residents and users of Redwood City programs, services and facilities.*

## DETERMINATION

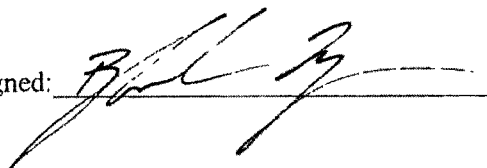
On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed: \_\_\_\_\_



Date: \_\_\_\_\_

10/7/10

# **NOTICE OF PREPARATION**

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## **SALTWORKS PROJECT**

**CITY OF REDWOOD CITY**

**October 2010**

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## **SALTWORKS PROJECT – NOTICE OF PREPARATION**

### **1.0 OVERVIEW AND BACKGROUND**

In May 2009, Redwood City received a development application from DMB Redwood City Saltworks, LLC for a 1,436-acre mixed-use Project to be located in the northeastern portion of Redwood City (see Figures 1, 2, and 3).

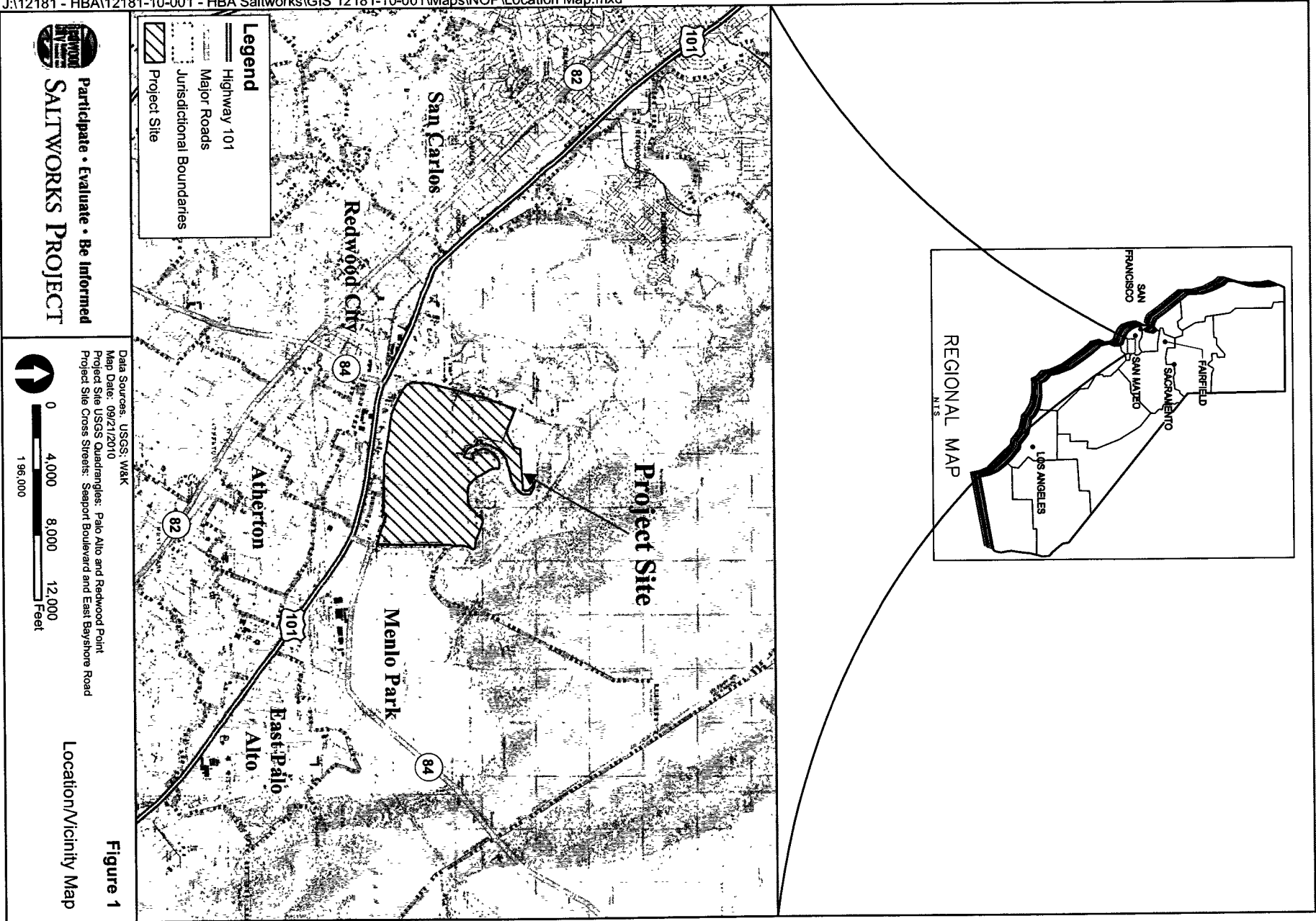
In August 2009, Redwood City (City), acting as the Lead Agency, decided that it would be necessary to prepare an Environmental Impact Report (EIR) describing and analyzing the environmental effects of the proposed Project to meet California Environmental Quality Act (CEQA) requirements. This Notice of Preparation (NOP) is a first step in the process; it provides a description of the Project and describes the proposed Project's potential environmental effects.

This NOP is based on the description of the proposed Project included in the May 2009 application to the Redwood City Planning, Housing and Economic Development Department. In reviewing the application, the City found that the current project description is sufficiently complete to allow the public and other agencies to provide meaningful input to the City regarding the EIR and that additional information is needed to complete the project description. These comments will assist the City in developing further the project description. This NOP begins an extended Scoping Process to allow time for agencies and the public to learn about the proposed Project, provide meaningful scoping comments, propose alternatives, suggest technical studies, and allow the applicant to provide more information. In 2011, the City plans to circulate a second NOP for public and agency review that will have a complete project description and a preliminary list of alternatives.

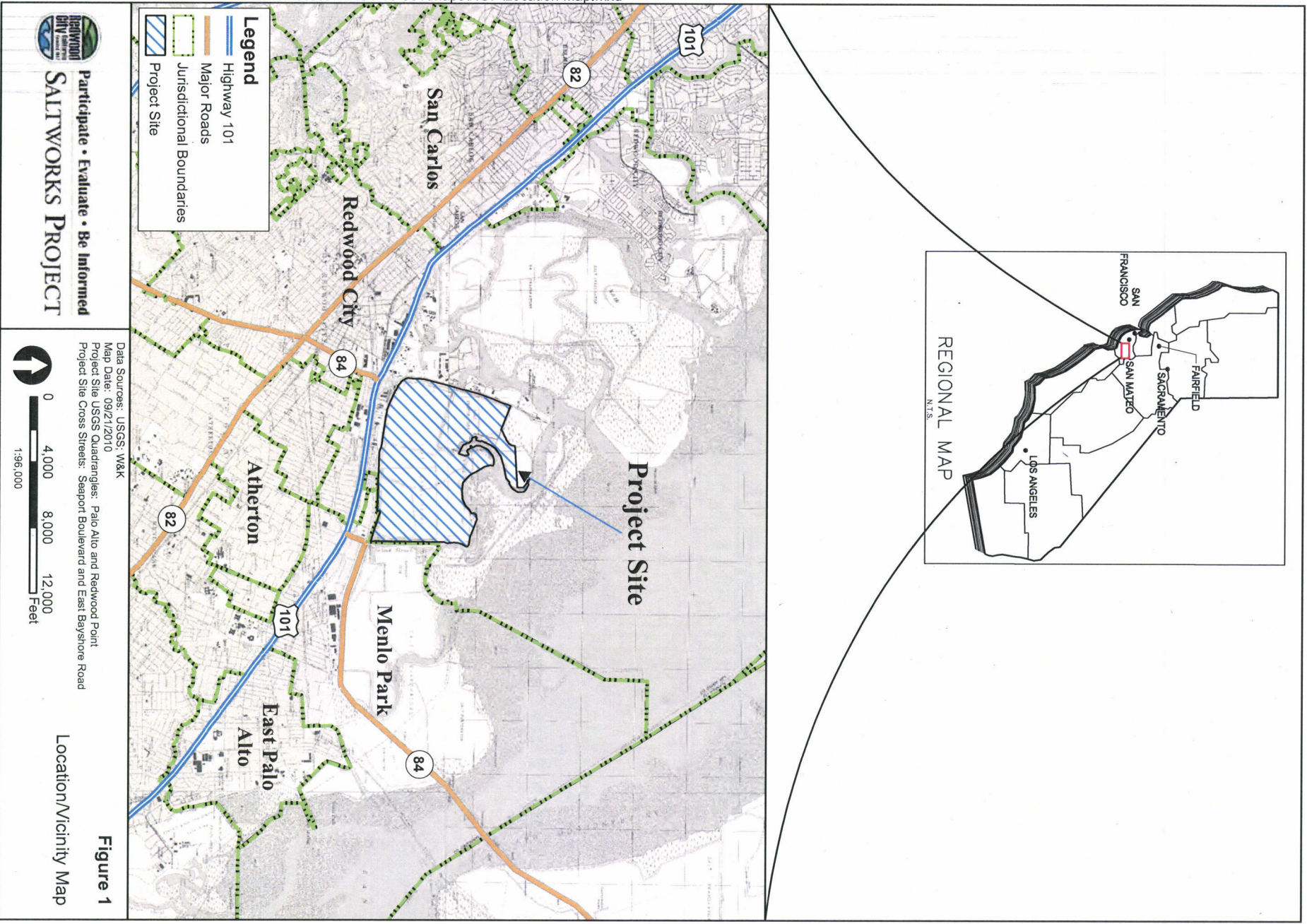
The Saltworks Project (Project) will require permits or authorizations from a number of federal agencies. While federal agencies are not subject to the California Environmental Quality Act (CEQA), they are subject to the National Environmental Policy Act (NEPA). The requirements under CEQA and NEPA are similar in many respects. In view of this fact, the lead agency under CEQA is not required, but is encouraged, to consider preparing, in coordination with the lead NEPA agency, a joint CEQA/NEPA document that includes the information required by both statutes. The federal agency that will serve as the lead NEPA agency is determined, not by the City, but by the federal agencies with jurisdiction over the Project. At this time, the lead NEPA agency has not been identified. Once the lead NEPA agency is identified, the City will determine, in consultation with that agency, whether to prepare a joint CEQA/NEPA document for the Project.

### **2.0 PROPOSED PROJECT**

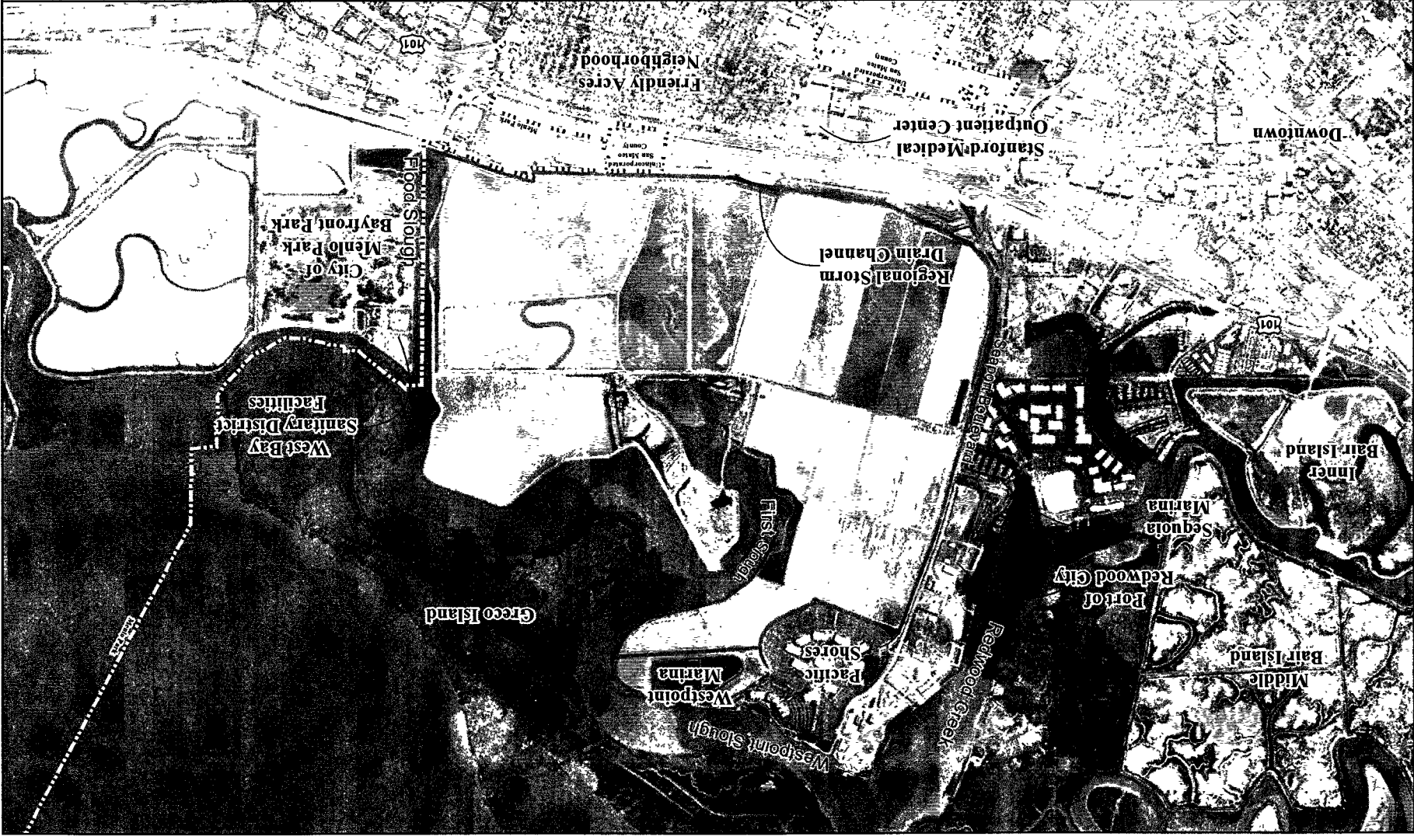
This NOP is based on the description of the proposed Project included in the May 2009 application to the Redwood City Planning, Housing and Economic Development Department. For a detailed description of the Project, please refer to Section 5.0 of this NOP.



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# **SALTWORKS PROJECT** **Participate • Evaluate • Be Informed**



Data Sources: San Mateo County Parcel Data, Google 2009 Aerial, W&K  
 Map Date: 10/01/2010

0 1,250 2,500 130,000  
 Feet

**Legend**

Project Site

City Limits

Redwood City

Surrounding Points of Interest

**Figure 2**



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Data Sources: DMB Redwood City Saltworks  
 Map Date: April 2009

**Figure 3**

Existing Uses

The application materials submitted to the City indicate that the Project would consist of 8,000-12,000 residential dwelling units of various densities, including low-medium density, medium density, and high density<sup>1</sup> in seven neighborhoods of varying sizes (see Figure 4). The Project also includes up to 1 million square feet of office space and 140,000 square feet of commercial space. The Project as proposed would include a variety of community facilities including up to five new schools, a library, a 4-H Club, educational and research centers, a public facilities plant, a fire station, and a place of worship. The Project also includes recreational open space, including a park, sports fields, an extension of the Bay Trail, and restoration of approximately 436 acres of tidal marsh.

Specific project objectives for the Saltworks Project have not yet been developed but will be developed based on responses to the NOP and public comments received during the scoping period.

### **3.0 ENVIRONMENTAL REVIEW PROCESS**

Because the Project could affect many local and regional resources, the City has set aside an extended period of time to gain an understanding of public and agency concerns and suggestions for the EIR. The remainder of 2010 and the beginning of 2011 will be utilized for this extended Scoping Process, which, as described above, includes two Scoping periods.

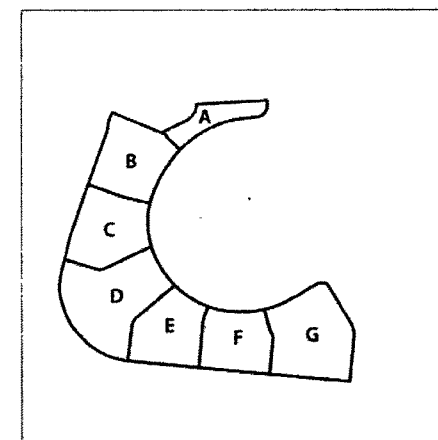
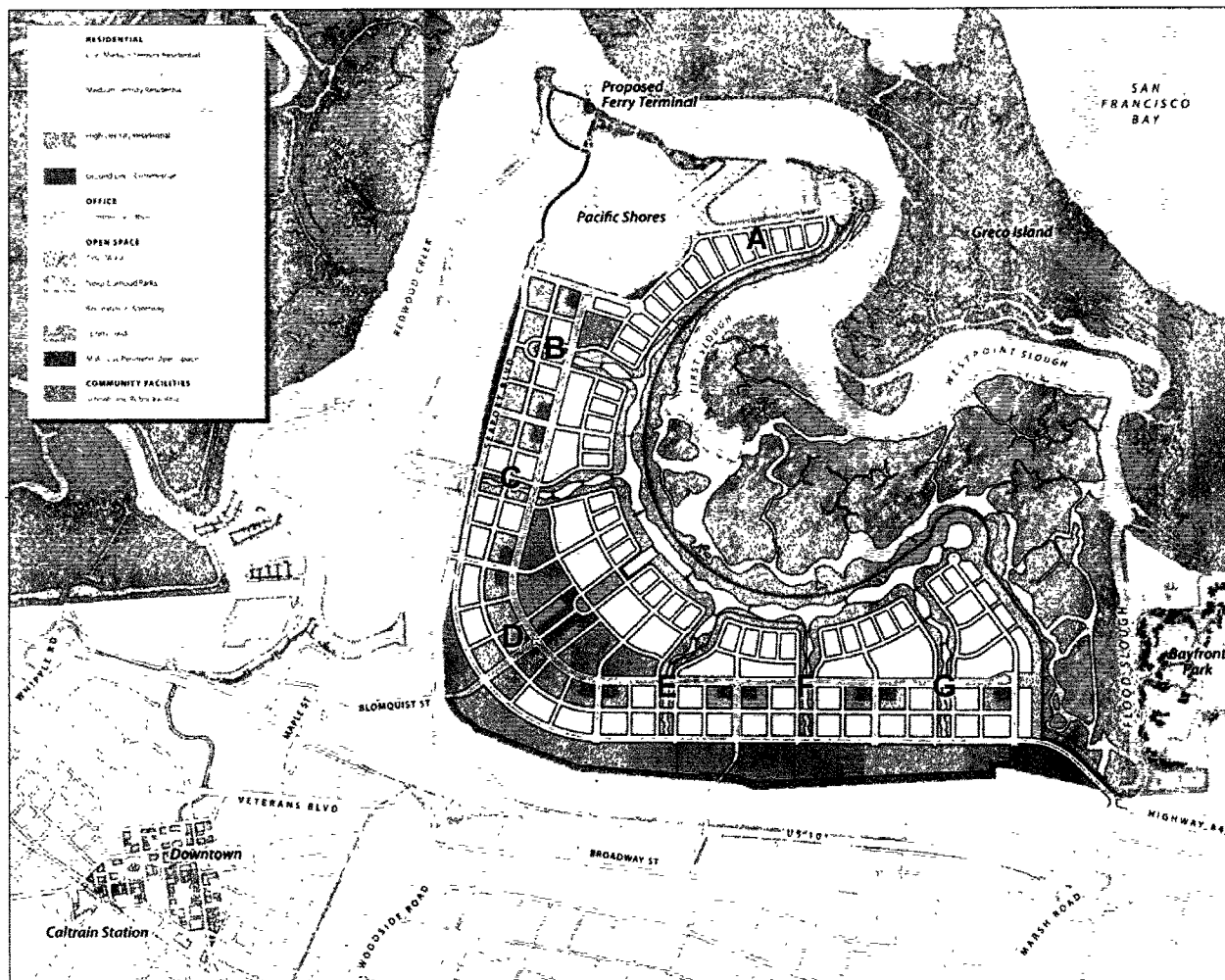
A series of Scoping Meetings will be held that will include opportunities for members of the public to comment on topics they feel should be analyzed in the EIR. When the Scoping Period is over, the City will collate the comments made and will use the comments to determine what specific questions need to be answered, what technical studies need to be undertaken to determine the proposed Project's environmental impacts, and what experts will be needed to perform the studies. In addition, alternatives that are proposed in response to this NOP will be compiled and reviewed in an Alternatives Development Report to be completed in early 2011.

After the first Scoping Process is completed -- and the project description, project objectives, and a range of alternatives have been more clearly defined -- a second NOP will be sent out in the Spring of 2011. If a NEPA Lead Agency has been identified and that Agency wishes to pursue a combined CEQA/NEPA document, the second NOP may be combined with a Notice of Intent to prepare an Environmental Impact Statement under NEPA.

Based on the additional comments received in response to the second NOP, the Draft EIR will be prepared and subsequently circulated for public comment. After receiving public and agency comments on the Draft EIR, a Response to Comments document and Final EIR will be prepared.

---

<sup>1</sup> The density categories listed in the Project application are different from those in the City's General Plan and zoning ordinance.



Neighborhood Plan



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Data Sources: DMB Redwood City Saltworks  
 Map Date: April 2009



0 1,335 2,670 Feet  
 1:32,040

**Figure 4**

Land Use Plan

## **4.0 PUBLIC SCOPING PROCESS**

The dates and locations for Scoping Meetings are:

**DATE: Tuesday, October 19, 2010 7:00 pm**

Scoping Meeting before the Planning Commission  
Oral testimony and written comments will be taken  
Redwood City - City Hall  
1017 Middlefield Road, Redwood City, CA

**DATE: Saturday, November 6, 2010, 9:00 am to 1:00 pm**

Informational Scoping Meeting focused on Land Use and Housing  
Written comments will be taken  
Veterans Memorial Senior Center  
1455 Madison Avenue, Redwood City, CA

**DATE: Tuesday, November 30, 2010, 6:30 to 9:00 pm**

Informational Scoping Meeting on Water Supply, Wastewater, and Flooding  
Written comments will be taken  
Sandpiper Community Center  
797 Redwood Shores Parkway, Redwood City, CA

Additional informational scoping meetings may be held in early 2011.

## **5.0 PROJECT DESCRIPTION**

### **5.1 Project Location**

The proposed Saltworks Project (Project) is located on the San Francisco peninsula, approximately 25 miles south of San Francisco and 27 miles north of San Jose. The Project site is located in northeastern Redwood City, San Mateo County, on a 1,436-acre parcel, as shown in Figures 1 and 2. The site consists of 1,360 acres of a Solar Salt Production Facility<sup>2</sup>, plus 76 acres with portions of the Regional Storm Drain Channel to the south, lands adjacent to Seaport Boulevard, and lands on the bay side of the levee, as shown on Figure 2, Surrounding Points of Interest.

The Project site is bordered by Seaport Boulevard to the west; the Pacific Shores office complex and Westpoint Marina to the north; First Slough, Westpoint Slough, and Greco Island to the northeast; Flood Slough to the east; and the Regional Storm Drain Channel

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<sup>2</sup> The site consists of several types of salt ponds as described below under Section 5.2. The term Solar Salt Production Facility has been chosen to refer to the variety of salt ponds currently used on the site, as this terminology is used by the San Francisco Bay Conservation and Development Commission (BCDC 2005).



to the south. Land uses to the west include various industrial uses, a business park, and the Port of Redwood City; land uses to the south include mobile homes and business facilities, some of which are in the City of Menlo Park. The City of Menlo Park's Bayfront Park and wastewater storage facilities for the West Bay Sanitary District lie to the east across Flood Slough (see Figure 2).

## 5.2 Historical and Existing Uses of the Site

The following information is summarized from the Project application. The westernmost portion of the Project site, which currently includes the Crystallizer Complex and Facility Headquarters, has been in industrial use since 1901 when the Redwood City Saltworks Company constructed a levee to enclose these areas to establish salt production facilities. The Solar Salt Production Facility, along with adjoining lands to the east, was purchased by the Stauffer Chemical Company of San Francisco in 1907.

In 1940, the U.S. Department of War issued a permit authorizing Stauffer Chemical to expand the existing facilities eastward, constructing additional levees to establish the Solar Salt Production Facility largely as it exists today. The Leslie Salt Company purchased from the Stauffer Chemical Company this expanded Solar Salt Production Facility in 1941. The current configuration of the Facility as it is now owned and operated was constructed between 1941 and 1951. Cargill purchased the Leslie Salt Company, including its Solar Salt Production Facility in Redwood City, in 1978.

The process for crystallizing salt on the site is explained here, because continued salt production will be an alternative in the EIR, and because it is germane to understanding the impacts that may occur from conversion of the site to either the Saltworks Project or other uses. The Solar Salt Production Facility uses the majority of the Project site and provides the second phase of an industrial salt making process. The initial phase occurs across the San Francisco Bay from the Project site, where Bay water is taken in and then rotated within a system of evaporation ponds, which allows evaporation to increase salinity. Salinity is measured by degrees of Baume (°Be).<sup>3</sup> The Bay water contains a salinity of 3 to 4.5 °Be, and the salt content increases up to 17 to 26 °Be over three to four years as water naturally evaporates and the liquids are advanced through the system of evaporators. The resulting saturated brine is then pumped across the Bay via a trans-Bay pipeline to the Solar Salt Production Facility on the Project site.

The second phase of the industrial salt-making process occurs in Redwood City at the Solar Salt Production Facility, where the brine is actively managed via pipe and ditch systems and with mechanical harvesters and other heavy equipment in four separate salt production sub-areas to create distinct salt products (see Figure 3, Existing Uses). The typical harvesting process at the site is as follows:

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<sup>3</sup> °Be refers to the Baume Scale used to measure the density of various liquids. The scale is based on the use of hydrometers and is especially useful when liquids differ significantly in density from pure water regardless of specific salt composition. Because various ions precipitate from the brine solution over time, the Baume scale can be used over the entire salt making process as a consistent measure of ionic concentration

***Pickle Complex***

The Pickle Complex receives the brine piped onto the Project site. The Pickle Complex consists of a series of four cells separated by earthen levees. The beds of the pickle cells are composed of precipitates, including gypsum and bittern salts (see discussion below). The saturated brine is also known as “pickle.” When the brine enters the Pickle Complex, it has a concentration of 17 to 26 °Be. Once the brine reaches a concentration of 24-26 °Be, the solution is transferred to the Crystallizer Complex described below. This process takes three to five years, depending on weather conditions.

***Crystallizer Complex***

The Crystallizer Complex is a series of nine cells that are separated by wooden and earthen retaining walls. The Crystallizer Complex receives and holds brine from the Pickle cells. The Crystallizer cells are emptied and refilled with fresh pickle up to several times per year to promote salt precipitation. The Crystallizer cells increase the specific gravity of the solution to promote the formation of salt crystals. The salt crystals increase in weight and sink to the bottom of the Crystallizer cells. Within the Crystallizer Complex, the brine reaches a concentration of approximately 30 °Be. The precipitation process results in the formation of a layer of salt crystals on the Crystallizer cell floors. After the salt precipitates, the remaining brine is moved to the Bittern Complex. The five- to eight-inch salt layer is then mechanically harvested using large-scale modified industrial scrapers, typically between September and December.

***Bittern Complex***

The Bittern Complex is a series of three cells separated by earthen levees. The Bittern Complex contains “bittern,” the brine that remains in the Crystallizer Complex after salt has precipitated to the floor of the Crystallizer cells. The brine in the Bittern cells has a concentration that can exceed 32 °Be and contains lower levels of sodium chloride and higher levels of magnesium and other compounds. Bittern is harvested and sold for dust control, de-icing and other uses.

***Multi-Use Area Complex***

The Multi-Use Area Complex is comprised of two cells located in the northwestern portion of the Project site. This area has had a variety of roles in the salt manufacturing process through the course of the Solar Salt Production Facility’s history. This area is currently used as temporary storage for solids from the salt making process and maintenance water.

***Facility Headquarters and Roadways***

The approximately two-acre Facility Headquarters is located near Seaport Boulevard and includes an administrative office building, parking lot, vehicle and equipment storage areas, and workshops. A series of roadways, built on earthen

levees, connect the main building at the Facility Headquarters to other areas throughout the Solar Salt Production Facility.

### **5.3 Detailed Project Description**

The proposed Project is a mixed-use community, with a new transit system, recreational uses and restored tidal marsh. "Mixed-use" is the practice of placing multiple land uses, such as residential and commercial, in one building, a group of buildings, or district to function as a complementary and integrated whole.

Residential dwelling units with varying densities (i.e., low-medium density, medium density, and high density<sup>4</sup>) would be the primary development land use at the Project site, followed by roads, schools and public facilities, and commercial development. Low-medium density residential land uses consist of 12-17 dwelling units (du) per acre, medium density of 18-40 du per acre, and high density of 41-100 du per acre.

Recreational open spaces at the Project site would include city and neighborhood parks, internal waterways, walking and biking trails, sports fields, a 4-H Club area, and student garden. These land uses would be mixed throughout seven neighborhoods of varying sizes. The tidal marsh habitat would include 436 acres.

Table 1 below provides a summary of the size of each land use as described in the developer's application. The subheadings below provide more details on the seven neighborhoods and each land use.

---

<sup>4</sup> The nomenclature for density is that used by the applicant and is not consistent with the land use designations in the City's General Plan or zoning ordinance

**TABLE 1**  
**Land Use Summary**

<b>Land Use Category</b>	<b>Acres</b>	<b>Dwelling Units</b>	<b>Percentage of Land Area</b>
<b>Development Uses</b>			
<i>Residential<sup>a</sup></i>			
Low-Medium Density (12-17 du/ac.)	88	1,320	6.1%
Medium Density (18-40 du/ac.)	183	5,970	12.7%
High Density <sup>b</sup> (41-100 du/ac.)	84	4,710	5.9%
<i>Subtotal Residential</i>	<i>355</i>	<i>12,000</i>	<i>24.7%</i>
Commercial Office <sup>c</sup>	17	--	1.2%
Schools and Public Facilities	37	--	2.6%
Roads	223	--	15.5%
<b>Subtotal Development Uses</b>	<b>632</b>	<b>12,000</b>	<b>44%</b>
<b>Open Space Uses</b>			
<i>Recreational Open Space</i>			
Bayside Park Complex, including internal waterways	255	--	17.7%
Sports Field Complex	63	--	4.4%
Multi-Use Perimeter Open Space	50	--	3.5%
<i>Restoration Open Space</i>			
Tidal Marsh Habitat Area	436	--	30.4%
<b>Subtotal Open Space Uses</b>	<b>804</b>	<b>--</b>	<b>56%</b>
<b>Grand Total</b>	<b>1,436</b>	<b>12,000</b>	<b>100%</b>

- a. The Application proposes between 8,000 to 12,000 dwelling units. For the purposes of the EIR environmental analysis, 12,000 housing units are assumed.
- b. 19 acres of the High Density residential includes ground floor commercial.
- c. Commercial consists of 1,000,000 square feet of office space and 140,000 square feet of neighborhood mixed-use commercial space.

## **5.4 Development Uses**

### ***Neighborhoods***

Seven neighborhoods (Neighborhoods A through G) would be created at the Project site (see Figure 4, Land Use Plan). Neighborhood D (Central Neighborhood) would be a mixed-use center that would provide residential and

commercial development. Neighborhood parks and greenways<sup>5</sup> would serve as the central organizing element for the neighborhoods, which would be bounded by entry boulevards, spaced about every 2,000 feet.

Each neighborhood would provide a variety of residential densities and types of housing, with an overall average density of approximately 34 dwelling units per acre. Types of housing to be included are single family attached and semi-attached homes, townhomes (rowhouses), attached courtyard condominiums, live-work units, and stacked flats (i.e., units stacked on top of each other up to three stories in height) and higher density buildings ranging from four to seven stories. Overall, 15 percent of all dwelling units would be offered at below market rates, including housing for below income seniors. In general, density would be lowest nearest to the Bay and increase as units become closer to transit stops and the Central Neighborhood. Each neighborhood, with the exception of Neighborhood A, would include commercial land uses.

Table 2 provides a conceptual summary of neighborhood residential and commercial land uses.

**TABLE 2**  
**Conceptual Neighborhood Summary**

Type	Neighborhoods							
	A	B	C	D	E	F	G	Total
<b>Residential</b>								
<i>Acres</i>	22.7	33.6	43	96	40	45	75	355
<i>Dwelling Unit Distribution</i>								
Low-Medium Density (12-17 du/acre)	341	181	112	111	88	162	325	1,320
Medium Density (18-40 du/acre)	0	527	858	1,260	812	888	1,625	5,970
High Density (41-100 du/acre)	0	300	320	3,190	300	300	300	4,710
<b>Total</b>	<b>341</b>	<b>1,008</b>	<b>1,290</b>	<b>4,561</b>	<b>1,200</b>	<b>1,350</b>	<b>2,250</b>	<b>12,000<sup>a</sup></b>

<sup>5</sup> A greenway is a long, narrow piece of land, often used for recreation and pedestrian, bicycle, and transit improvements.

**TABLE 2**  
**Conceptual Neighborhood Summary**

Type	Neighborhoods							
	A	B	C	D	E	F	G	Total
<b>Commercial (square feet)</b>								
<i>Neighborhood Mixed Use</i>	0	8,000	8,000	100,000	8,000	8,000	8,000	140,000
<i>Office</i>	0	850,000	150,000	0	0	0	0	1,000,000
<b>Total</b>	<b>0</b>	<b>858,000</b>	<b>158,000</b>	<b>100,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>1,140,000</b>

a. The project application does not indicate how the units would be distributed under the 8,000-unit scenario.

### ***Residential Uses***

Density for residential land use would fall into one of three general categories as listed above in Tables 1 and 2. Each neighborhood could provide for a number of different types of housing. The three general density categories (as defined by the Applicant) and the potential types of housing are described further below.

Low-medium density housing (12-17 du per acre) would include single family attached and semi-attached homes, including townhomes (rowhouses) and attached courtyard condominiums. This density category would typically be located furthest from transit stops or closest to the waterfront.

Medium density housing (18-40 du per acre) would include townhomes, attached courtyard condominiums, live-work units, and stacked flats (i.e., units stacked on top of each other up to three stories in height with partially below grade parking).

High density housing (41-100 du per acre) would be located throughout the community near transit stops and in the Central Neighborhood. Multi-family residential buildings would be the main type of high density housing. The buildings would be typically four to seven levels in height with one to two levels of parking. This category would include mixed-use zones that integrate housing and neighborhood retail uses.

Mixed-use residential would be an additional component of the high density residential category. It would be included where neighborhood-serving retail and other community uses can be integrated on the ground floor of higher density residential development. Mixed-use residential would be primarily focused in the Central Neighborhood but also included adjacent to proposed transit stops in other neighborhoods.

### ***Commercial Uses***

Commercial land use includes office and neighborhood mixed-use commercial land uses described below.

A 17-acre site for commercial Class A office, research and development including wet labs, and other business professional uses is proposed along Seaport Boulevard in Neighborhoods B and C. Up to 1 million square feet of office land uses would be developed at a Floor Area Ratio (FAR)<sup>6</sup> of 1.4:1.

Ground level retail is proposed near transit stops to help create walkable, transit-oriented neighborhoods. As shown in Table 2, Conceptual Neighborhood Summary, most of the neighborhoods would include up to 8,000 square feet of neighborhood-serving retail for a total of 40,000 square feet (not including the Central Neighborhood).

Most neighborhood mixed-use commercial would be located within the Central Neighborhood. These uses would be located on the ground floor in vertically integrated mixed-use buildings or as stand-alone retail with office and community uses. Stand-alone retail uses would have a maximum FAR of 0.3:1. The maximum neighborhood-serving retail and personal service land uses are anticipated to not exceed 100,000 square feet in the Central Neighborhood. Examples of neighborhood commercial uses would be food markets, dry cleaners, general retail, restaurants, and professional and personal services. Parking facilities for car share and public access purposes are located within the vertical mixed-use configuration at these locations.

### ***Community Facilities***

The Project contains land designated for community facilities, including new schools, a library, 4-H club facilities, a community garden, educational and research centers, a fire station, and a place of worship, as described below.

*Schools.* Based on 12,000 dwelling units, the Project includes 35 acres of land for four new elementary schools (grades K-5) and one new middle school (grades 6-8). The schools would be distributed within the community to ensure connectedness to transit and open space. The schools would share recreational and community facilities such as the sports fields with the public.

*Library.* A 15,000-square foot new branch library would be provided in the Central Neighborhood adjacent to the events green and at one end of the neighborhood-serving retail uses or on the ground floor of residential buildings.

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<sup>6</sup> Floor Area Ratio (FAR) is the ratio of the total floor area of buildings (including upper stories) in a certain location to the size of the land of that location.

4-H Club Facilities and Edible Schoolyard/Community Garden. A 2-acre site would be provided for 4-H Club facilities located adjacent to one of the four new elementary schools. The facilities would house livestock facilities and the necessary space to exercise, groom, and care for the animals, as well as to hold club meetings. A one-acre site would be provided for a garden for students and the community at the proposed middle school.

Education Center. An interpretative education center in Bayside Park adjacent to the proposed Central Neighborhood would accommodate school groups, community groups, and individual visitors. It is anticipated to include adjustable classroom space for exhibits and education programs as well as offices and conference space.

Boating Center. A boating center and facility, where one would be able to launch small water craft like kayaks, would be included to provide direct Bay access.

Research Center. The Project includes a Habitat Restoration and Research Center (Research Center) at the north end of the Project site adjacent to the existing marina. The Research Center would be used by scientists and non-profit groups for research and staging of the Saltworks and Bay-wide tidal marsh habitat restoration efforts. The Research Center is anticipated to include a primary building consisting of offices, a wet lab, and seed storage. Additional outbuildings may include greenhouses and areas for propagating and staging plant material, and staging for boats and a boat ramp and dock.

Public Facilities Plant and Fire Station. A public facilities plant, which would include the on-site wastewater treatment facilities if needed, and new Redwood City Fire Department station are proposed adjacent to the Central Neighborhood.

Place of Worship. The Project would reserve at least one site for constructing a place of worship.

## **5.5 Circulation**

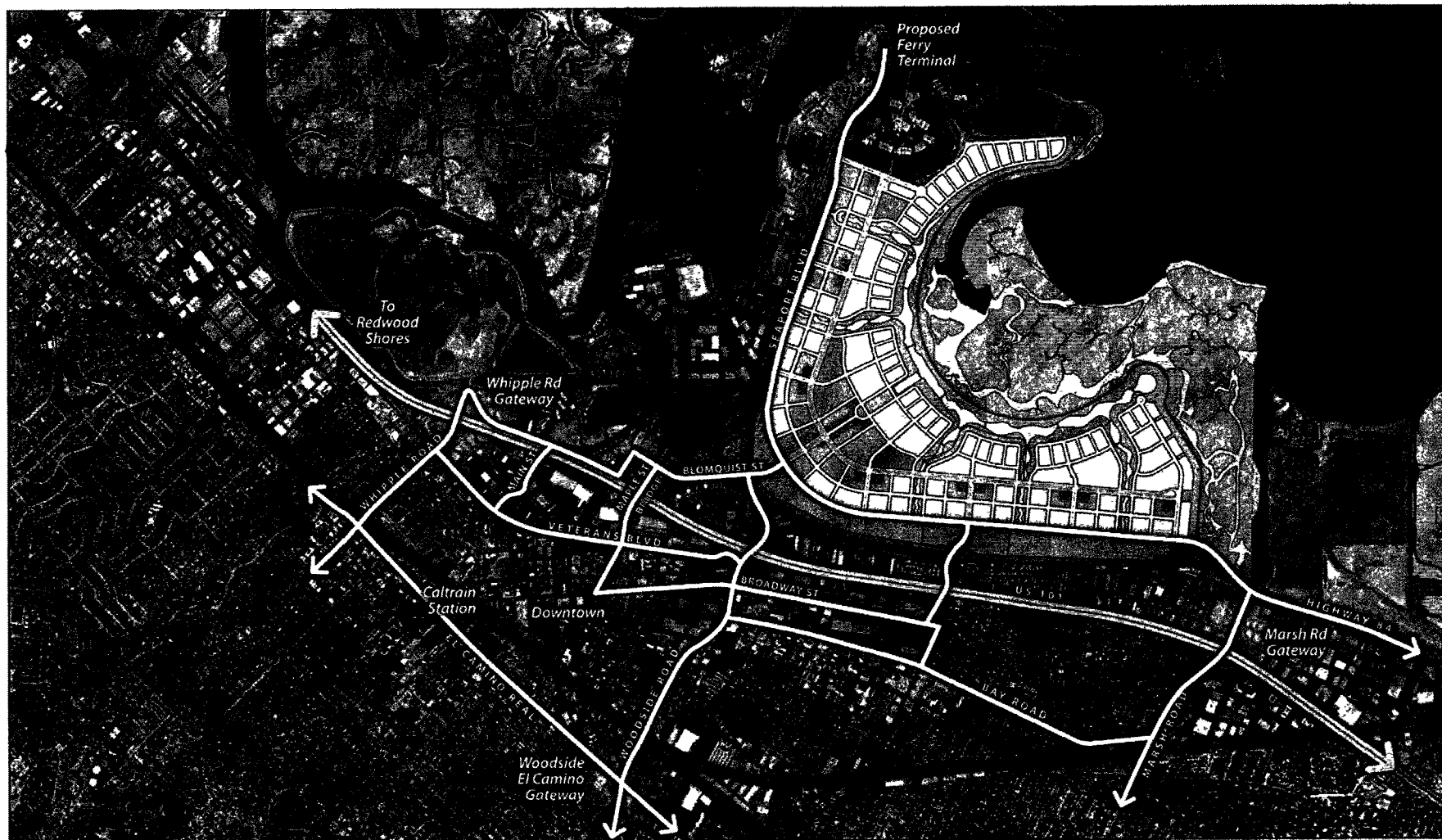
This section summarizes the main components of the Project's internal circulation and off-site transportation improvements, including site access, transit, and alternative transportation methods.

### ***Project Access and Street Systems***

The circulation system would be composed of a Perimeter Boulevard, Transit Boulevard, and internal roads (see Figures 5 and 6, Regional Access and Circulation Plan).

A Perimeter Boulevard would be constructed to provide access to the Project from Marsh Road and Whipple Avenue. The Perimeter Boulevard would provide parallel capacity to both U.S. 101 and Seaport Boulevard. The Perimeter Boulevard would include a connection at Marsh Road/Bayfront Expressway





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**SALTWORKS PROJECT**

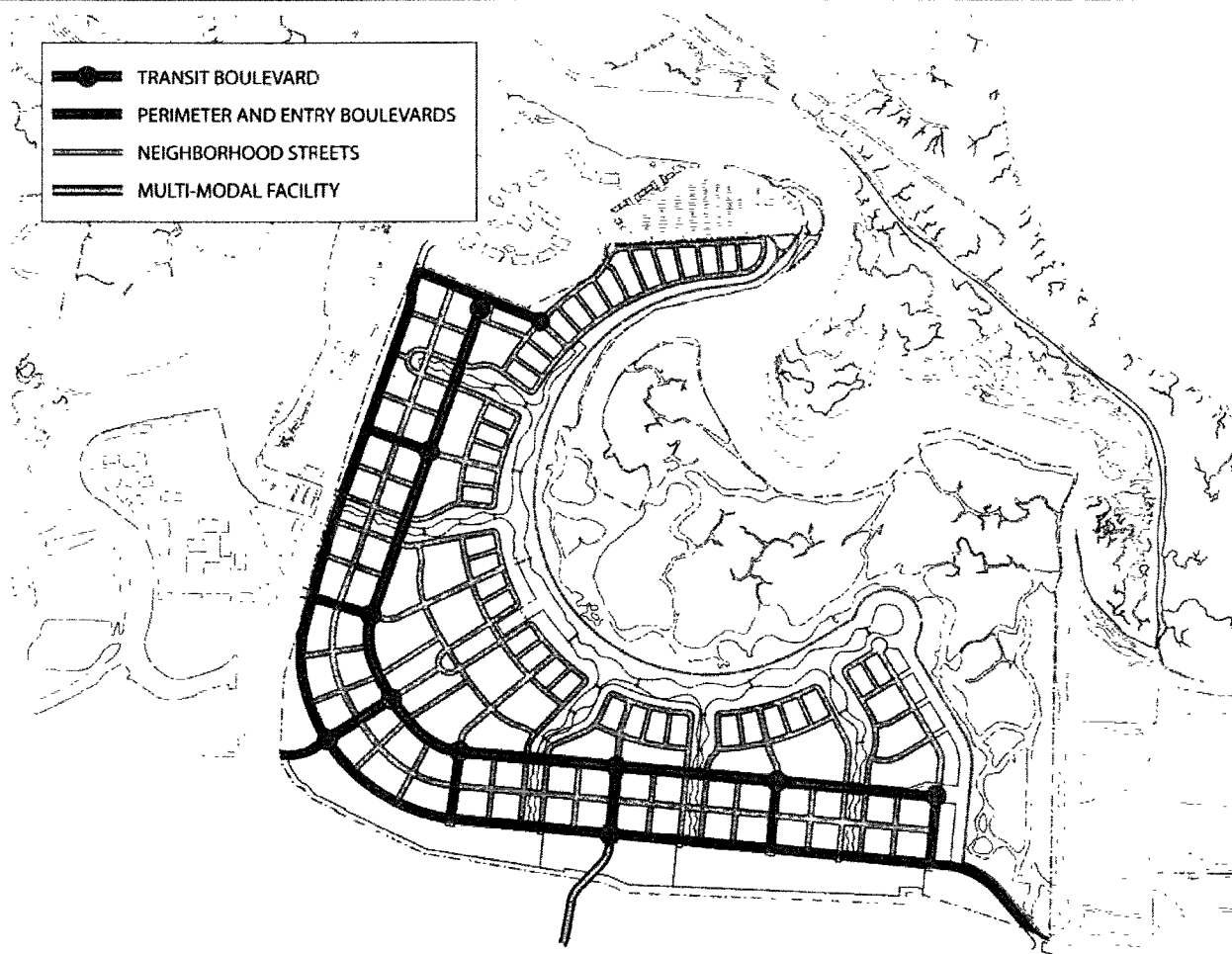
Data Sources: DMB Redwood City Saltworks  
 Map Date: April 2009



0 1,478 2,956 Feet  
 135,491

**Figure 5**

Regional Access



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**SALTWORKS PROJECT**

Data Sources: DMB Redwood City Saltworks  
 Map Date: September 2010



0 1,162 2,324  
 Feet  
 1:27,888

**Figure 6**

Circulation Plan

plants. This marsh type would provide habitat for many species, including upland habitat for the salt marsh harvest mouse and nesting habitat for the snowy plover.

## **5.8 Property Acquisition**

Additional property rights or easements may need to be acquired for off-site infrastructure, however, the specific affected properties have not yet been identified.

## **5.9 Construction**

The Project would be constructed in phases over 20-30 years.

The site grading and drainage concept would require importation of materials for building, landscape, and infrastructure purposes. As both rail and barge facilities are nearby, materials may be brought in by rail and barge, as well as by truck.

## **6.0 PERMITS AND APPROVALS REQUIRED**

The Project would require land use entitlements and approvals from the City of Redwood City, as follows:

- **General Plan Amendment:** An amendment to the current Redwood City General Plan that would require the Project site to be developed in accordance with a Project Specific Plan;
- **Specific Plan:** A specific plan prepared in accordance with Government Code Section 65450 et seq. that would set forth goals and policies for implementation of the Project's land use concept;
- **Zoning Code Amendment:** An amendment to the City's zoning code to rezone the Project site with a "Planned Community (P)" zoning designation. Pursuant to this request, the Specific Plan would also serve as the "precise plan" required for all development projects located within the City's "Planned Community (P)" zoning district; and
- **Development Agreement:** A development agreement prepared in accordance with Government Code Section 65864 et seq. The development agreement would include terms and provisions obligating the applicant to provide the numerous community benefits proposed by the Project in a manner that ensures that all Project-related costs to the City are borne by the Project.
- **Large Lot Subdivision Map:** The applicant has indicated that they intend to submit a request for a large lot subdivision map for financing and conveyance purposes.

The following agencies may have approval or permitting authority or other jurisdiction over the Project. The following State and local agencies may therefore be Responsible Agencies.

## 7.0 ENVIRONMENTAL CHECKLIST

The following checklist is provided to identify potentially significant issues that responsible and interested agencies should focus on during their review of the NOP.

Because the lead agency has decided to prepare an EIR, mitigation for the Project is not listed herein. Many of the potentially significant impacts identified in this checklist could be avoided through changes in design or mitigation, both of which will be developed during preparation of the EIR. Agencies are encouraged to submit comments proposing mitigation measures to address impacts subject to their jurisdiction or expertise.

### Explanatory Notes

The following checklist is used to evaluate the potential of the project for significant environmental impacts. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

The references section contains a list of sources used to prepare this initial study. References are available for review at the Redwood City Planning, Housing and Economic Development Department.

This checklist has been adapted from the form in Appendix G of the State CEQA Guidelines, as amended in December 2009. Explanations of the findings noted in each of the 17 issue categories follow each tabular issue section. The environmental factors checked below would be potentially affected by this project. The significance level is indicated using the following notation: 3=Potentially Significant; 2=Less than Significant with Mitigation; 1=Less than Significant; 0=No Impact.

3	Aesthetics	3	Agriculture and Forestry Resources	3	Air Quality
3	Biological Resources	3	Cultural Resources	3	Geology and Soils
3	Greenhouse Gas Emissions	3	Hazards & Hazardous Materials	3	Hydrology & Water Quality
3	Land Use and Planning	3	Mineral Resources	3	Noise
3	Population and Housing	3	Public Services	3	Recreation
3	Transportation	3	Utilities and Service Systems	3	Mandatory Findings of Significance

**Potentially Significant Impact** is appropriate if there is substantial evidence that an effect is significant, or where an established threshold has been exceeded. If there are one or more "Potentially Significant Impact" entries when the determination is made, an environmental impact report (EIR) may be required.